

DANIEL M. SIDDEN, ET UX,  
GRANTORS

TO

WARRANTY DEED

RICHARD ECHOLS, ET UX,  
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, we, DANIEL M. SIDDEN and wife, PAMELA M. SIDDEN, do hereby sell, convey, and warrant unto RICHARD ECHOLS and wife, SARAH A. ECHOLS, as tenants by the entirety, with the right of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

5.005 acres in Section 18, Township 2 South, Range 7 West, DeSoto County, Mississippi, more particularly described as beginning at the southeast corner of Section 18, Township 2 South, Range 7 West; thence north 0 degrees 35 minutes 15 seconds east 2,262.91 feet to a point; thence north 89 degrees 36 minutes 0 seconds west a distance of 250 feet to the true point of beginning; thence continuing north 89 degrees 36 minutes 08 seconds west a distance of 905.17 feet to a point, said point being the southwest corner of the Sidden original 10.01 acre tract; thence north 0 degrees 35 minutes 15 seconds east a distance of 377.09 feet to a point; thence north 89 degrees 26 minutes 0 seconds east a distance of 250 feet to a point; thence south 0 degrees 35 minutes 15 seconds east a distance of 188.54 feet to a point; thence north 89 degrees 36 minutes 08 seconds east a distance of 655.17 feet to a point; thence south 0 degrees 35 minutes 15 seconds east a distance of 188.54 feet to the true point of beginning.

Also a permanent non-exclusive easement for road purposes across Sidden's remaining 5.005 acre tract described as beginning at a point 188.54 feet north of the true point of beginning of the above 5.005 acre tract, said point also being the northeast corner of said tract; thence south 89 degrees 36 minutes 08 seconds east a distance of 250 feet more or less to a point, said point being the west right-of-way line of Swinnea Road; thence south along said Swinnea Road right-of-way a distance of 30 feet to a point; thence north 89 degrees 36 minutes 0 second west a distance of 250 feet to a point, said point being in the west line of the above described 5.005 acre tract; thence north and parallel with said Swinnea Road right-of-way a distance of 30 feet to the point of beginning. Said description intending to describe a 30 foot easement from the north east corner of the above described 5.005 acre tract to Swinnea Road.

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Further consideration of the above described property is the assumption by Grantees of the obligation to pay one-half of the remaining unpaid balance on that certain indebtedness secured by Deed of Trust in favor of Natalie W. Elmore and Mildred E. Garner, dated March 20, 1980, recorded in Real Estate Trust Deed Book 257 on Page 359 of the Real Estate Trust Deed Records of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi and further subject to all applicable building restrictions and restrictive covenants of record.

Taxes for the year 1983 are to be assumed by Grantees and possession is given with delivery of this Deed.

WITNESS our signatures, this the 27<sup>th</sup> day of January, 1983.

Daniel M. Sidden  
Daniel M. Sidden

Pamela M. Sidden  
Pamela M. Sidden

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority at law, in and for the State and County aforesaid, the within named Daniel M. Sidden and wife, Pamela M. Sidden, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned, as their free and voluntary act and deed, and for the purposes therein expressed.

GIVEN UNDER MY HAND and seal of office, this the 27<sup>th</sup> day of January, 1983.

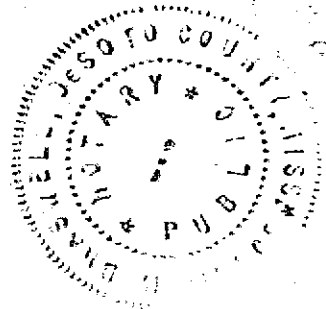
Bobbie M. Braswell  
Notary Public

My Commission expires:

MY COMMISSION EXPIRES FEB. 27, 1984

GRANTORS' ADDRESS:  
C/o Chester Sidden  
Route 1, Box 383  
North Wilkesboro, North Carolina 28659

GRANTEE'S ADDRESS:  
3401 Swinnea Road  
Southaven, Mississippi 38671



STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 11 o'clock 10 minutes AM 4 day of Feb. 1983, and that the same has been recorded in Book 163 Page 255 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 4 day of February 1983.  
3.50 p.d. I. H. Sidden CLERK